



DESIGN REVIEW BOARD

March 19, 2010

LEGAL ACTION REPORT

1. Call to Order / Roll Call: 7:34 a.m.
2. Election of Officers: Kacey Carleton elected Chair
Eric Barrett elected Vice Chair
3. Approval of Minutes January 8, 2010
Motion to approve minutes
Motion made by: Margaret Joplin
Seconded by: John Anderson
Vote: 5-0 (Bruce not yet present)

4. New Cases:

DRB-10-01 MR. HEAD'S ART BAR PATIO EXPANSION/MICAH BLATT
509 and 513 North 4th Avenue, C-3

The applicant is requesting the following variances: (DRB review limited to item listed in bold.)

1. **Delete the ten (10') foot wide street landscape border inclusive of a five (5') foot high screen wall adjacent to Fourth Avenue;**
2. Eliminate the one required 12' wide by 35' long loading space; and
3. Eliminate ninety (90) motor vehicle parking spaces and four (4) bicycle parking spaces, all as shown on the submitted plans.

THE DESIGN REVIEW BOARD (DRB) REVIEWED THE APPLICANT'S PROPOSAL TO MODIFY OR DELETE LANDSCAPE AND SCREEN REQUIREMENTS FOR COMPLIANCE WITH THE FINDINGS SET FORTH IN LAND USE CODE (LUC) SECTION 5.1.7.3.B.1.A-G AND RECOMMENDS TO THE BOARD OF ADJUSTMENT APPROVAL, FINDING THE APPLICANT'S VARIANCE REQUESTS IN COMPLIANCE WITH THESE FINDINGS SUBJECT TO THE FOLLOWING CONDITIONS:

- A. Repaint stucco
- B. Repaint wrought iron

The board made the following suggestions: 1. install a 24" boxed Dalbergia to replace missing tree in sidewalk in front of project; and 2. consider using Dalbergia and Western Hackberry in patio areas proposed with trees.

Motion: Bruce Dawson
Second: John Anderson
Vote: 6-0

DRB-10-02 CARRIAGE HOUSE FAÇADE IMPROVEMENT PROJECT/THE
LEWIS HOTEL, LLC; 118 SOUTH FIFTH AVENUE, OCR-2 [RND-10-03]

The applicant is requesting review of the proposed façade modifications for compatibility with Rio Nuevo and Downtown Zone design criteria.

THE DESIGN REVIEW BOARD (DRB) REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR APPROVAL, FINDING THE PROJECT IN COMPLIANCE WITH THE DESIGN CRITERIA SET FORTH IN DEVELOPMENT STANDARD NO. 9-10.4

Motion: Bruce Dawson
Second: Eric Barrett
Vote: 6-0

DRB-10-03 AN CONGRESS/TUCSON URBAN LAND, LLC
(256) 278 E. CONGRESS STREET; OCR-2

The applicant is requesting review of the proposed façade improvements for compatibility with Rio Nuevo and Downtown Zone design criteria.

THE DESIGN REVIEW BOARD (DRB) REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR APPROVAL, FINDING THE PROJECT IN COMPLIANCE WITH THE DESIGN CRITERIA SET FORTH IN DEVELOPMENT STANDARD NO. 9-10.4 SUBJECT TO THE FOLLOWING CONDITIONS:

1. Rotate bicycle parking proposed adjacent to pedestrian area along 5th Avenue to avoid conflict with pedestrian use.
2. Consider adding trees to parking lot.

The Board wants the following comments forwarded to the TPCHC:

- a) The DRB supports inclusion of cantilevered elements associated with the roof deck as it promotes Rio Nuevo criteria by adding life to the streetscape; and,
- b) Support proposed selection of tree species along streetscape.

Motion: Bruce Dawson
Second: Page Repp
Vote: 6-0

RND PRE-APPS

UNISOURCE ENERGY CORPORATE OFFICES/UNISOURCE ENERGY CORP,
88 E. BROADWAY BOULEVARD, OCR-2

The applicant is requesting the DRB's pre-application review of the concept design for general compliance with Rio Nuevo and Downtown Overlay Zone criteria. This is a non-deliberative review.

Note: Eric Barrett recused himself from reviewing this case.

The Design Review Board made the following general comments on the applicant's concept design:

- Material palette is important**
- Revisit inclusion of retail space along 6th Avenue**
- Explore uses for deck areas**
- Look at each exposure and complete a shade study**
- Provide more information on street lighting**
- Engage pedestrians on Scott Avenue**
- Explore additional alternative energy sources (should be a model)**
- Reconsider flag pole as a prominent feature**

5. Adjournment: 10:02 a.m.